



9 Caledonia Court
Stranraer, DG9 7BN

Well presented, ground floor one bedroom apartment within a convenient location.

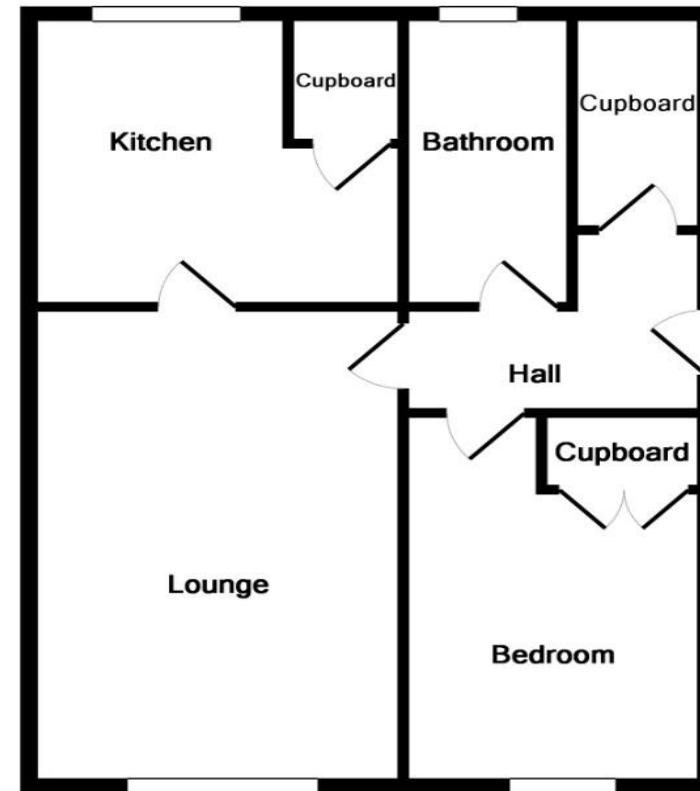
Offers Around: £33,000 are invited

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Key Features:

- . Ground floor apartment
- . Walk in condition
- . Gas fired central heating
- . Fresh décor
- . Designated parking
- . Ideal buy-to-let investment
- . Convenient location
- . Fully double-glazed



Measurements are approximate. Not to scale. Illustrative purposes only
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Property description

A very well-presented ground floor flat, located within easy reach of the town centre and all major amenities. The property has been extensively modernised in the past and provides most comfortable and well-appointed accommodation on one floor. Gas fired central heating and uPVC double glazing.

Conveniently located within easy reach of all major amenities in and around the town centre, this is a well-presented ground floor flat which provides comfortable and well-maintained accommodation on one floor. The property is in first class condition throughout and benefits from a maple design kitchen, modern bathroom, uPVC double glazing and gas fired central heating.

Of traditional construction under a tiled roof, it is ideally suited to the first-time buyer or those requiring easy access to supermarkets, healthcare, indoor leisure pool complex, and both secondary and primary schools. The outlook to the front is over Lewis Street and to the rear over the shared car parking .



Accommodation

HALL:

Access to the property is by way of a secure intercom system and then to a uPVC storm door. The hallway provides access to all the accommodation. CH radiator.

BOXROOM: (Approx 1.1m – 2.6m)

This most useful walk-in storage cupboard housing the electric meter/fuseboard.

LOUNGE: (Approx 3.18m – 4.77m)

This is a most comfortable room to the front of the property with an outlook over Lewis Street. CH radiator and TV point.

KITCHEN: (Approx 3m at the widest – 2.9m)

The kitchen has been fitted with a range of maple design floor and wall mounted units with granite style worktops incorporating a stainless-steel sink with mixer. There is a ceramic hob, built-in oven, integrated fridge/freezer and plumbing for an automatic washing machine. Built-in cupboard housing the gas fired combi boiler.

BATHROOM: (Approx 1.4m – 2.9m)

The bathroom is fitted with a white suite comprising WHB, WC and bath. There is an electric shower in place over the bath. CH radiator.

BEDROOM: (Approx 2.6m – 3.8m at the longest)

A bedroom to the front with built-in wardrobe, TV point and CH radiator.





NOTES

It is understood that, on achieving a satisfactory price, the vendors will include integrated kitchen appliances, fitted floor coverings and blinds throughout.

COUNCIL TAX

Band A

EPC RATING

D

SERVICES

Mains electricity, drainage & water. Gas fired central heating.

VIEWING ARRANGEMENTS

Through the selling agents, South West Property Centre Limited at their Stranraer office. 01776 706147

OFFERS

Notes of interest should be registered with the selling agents in case a Closing date is fixed. All offers, in the usual Scottish form should be lodged with the selling agents.